086.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	854,100	/	854,100
USE VALUE:	854,100	/	854,100
ASSESSED:	854,100	/	854,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLUTNIK LIDIJA/ TRUSTEE
Owner 2:	LIDIJA POLUTNIK TRUST
Owner 3:	
Street 1:	118 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POLUTNIK LIDIJA -
Owner 2:	-
Street 1:	118 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .27 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1929, having primarily Wood Shingle Exterior and 2190 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11760.000	312,500	600	541,000	854,100
Total Card	0.270	312,500	600	541,000	854,100
Total Parcel	0.270	312,500	600	541,000	854,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.07 | /Parcel: 390.07

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54470
GIS Ref	
GIS Ref	
Insp Date	08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0003.A

!7020!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	312,500	600	11,760.	541,000	854,100		Year end	12/23/2021
2021	101	FV	289,300	600	11,760.	541,000	830,900		Year End Roll	12/10/2020
2020	101	FV	289,300	600	11,760.	541,000	830,900	830,900	Year End Roll	12/18/2019
2019	101	FV	247,900	600	11,760.	533,200	781,700	781,700	Year End Roll	1/3/2019
2018	101	FV	247,900	0	11,760.	409,600	657,500	657,500	Year End Roll	12/20/2017
2017	101	FV	247,900	0	11,760.	386,400	634,300	634,300	Year End Roll	1/3/2017
2016	101	FV	247,900	0	11,760.	355,500	603,400	603,400	Year End	1/4/2016
2015	101	FV	218,400	0	11,760.	332,300	550,700	550,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:52:41

LAST REV

Date	Time
08/06/21	08:41:51
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7020

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLUTNIK LIDIJA	74048-23	1	1/28/2020	Convenience	1	No	No		
GRASSO JOSEPHIN	29840-109		2/25/1999	Family		No	No		Y

USER DEFINED

Prior Id # 1:	54470
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2021	543	Porch	17,450	C				
9/6/2018	1272	Solar Pa	30,475	C				
8/14/2018	1151	New Wind	4,200	C				
4/27/2017	482	Redo Kit	17,100	C				
10/7/2013	1486	Manual	3,000	C				
12/19/2011	1859	Re-Roof	4,500	C				
5/26/2009	378	Manual	5,500					
12/11/2008	1497	Manual	20,000					remove chimney bet
5/22/1997	273		6,000					13X9 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	BS	Barbara S
1/29/2014	Info Fm Prmt	EMK	Ellen K
3/9/2009	Measured	372	PATRIOT
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11760		Sq. Ft.	Site		0	70.	0.66	6									540,958						541,000	

Total AC/HA:	0.26997	Total SF/SM:	11760	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	540,958	Spl Credit		Total:	541,000

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	PEACH
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12953961
Const Adj.:	0.98990101
Adj $ / SQ:	111.813
Other Features:	91023
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383931
Depreciation:	71411
Depreciated Total:	312520

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 8	BRs: 4	Baths: 1	HB 2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

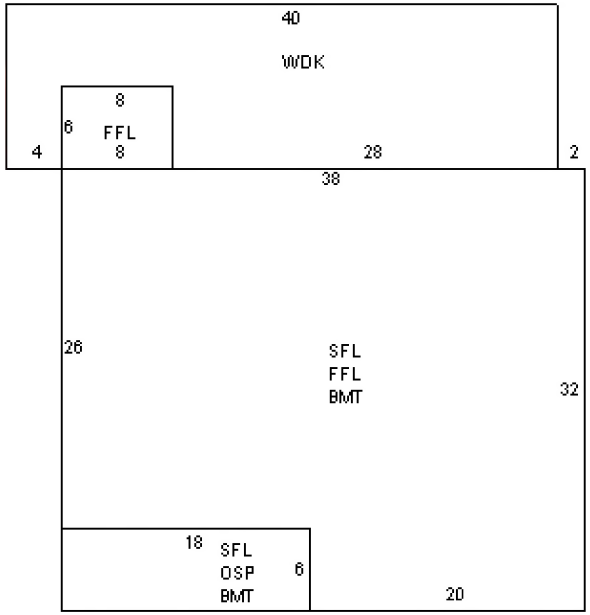
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	111.81
Special Features:	0	Val/Su Net:	79.19
Final Total:	312500	Val/Su SzAd	142.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,216	33.540	40,789
FFL	First Floor	1,156	111.810	129,256
SFL	Second Floor	1,034	111.810	115,570
WDK	Deck	432	8.230	3,556
OSP	Screen Porch	108	34.600	3,737

Net Sketched Area:	3,946			Total:	292,908
Size Ad	2189.6000	Gross Area	4128	FinArea	2190

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	85				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2003	4.85	T	12.8	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600